

McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

Riverbank Lodges / Main Street

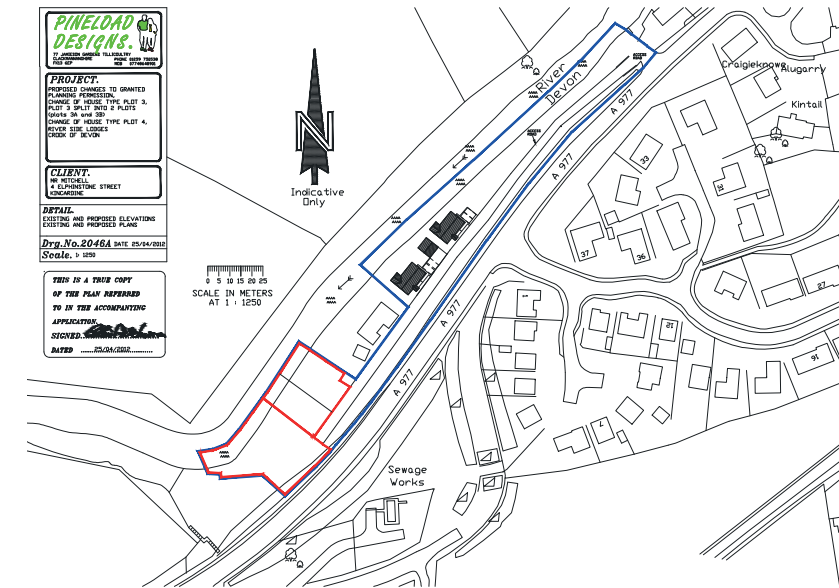
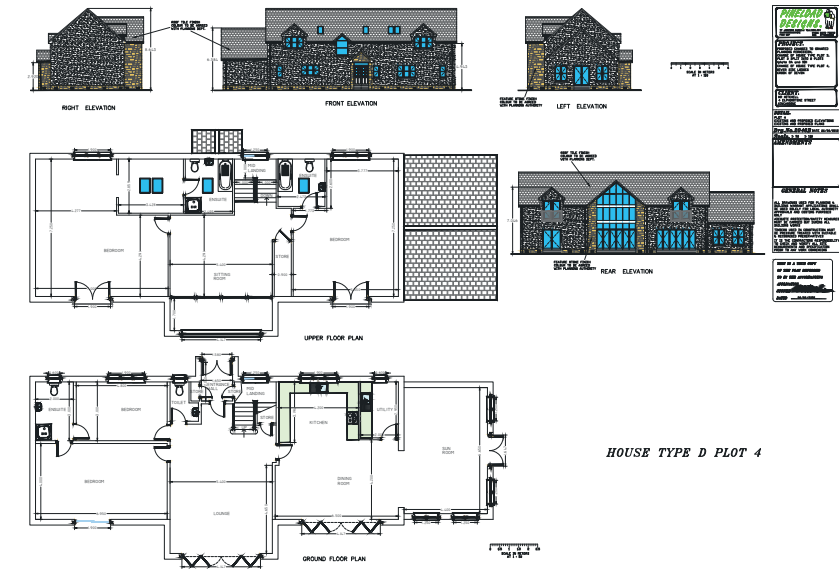
ROOK OF DEVON, KINROSS, KY13 0UQ

15/1 DUDHOPE STREET, DUNDEE, ANGUS, DD1 1JT

Riverbank lodges is set in its delightful grounds and is divided by three plots in the centre of the village which nestles in the beautiful rolling countryside. There are open southerly views over neighbouring farmland. The property is centrally located and is readily accessible to all major cities of central Scotland including Stirling, Glasgow, Perth and Edinburgh. Motorway connections are available at nearby Kinross (M90) and the Kincardine Bridge (M9 and M876). Trains run regularly to Edinburgh from Dunfermline (11 miles) and Edinburgh Airport is only 28 miles away. Crook of Devon offers good local amenities including pub, shop, garage, filling station and Fossoway Primary School which is highly regarded in the area. Dollar (5 miles) has a good range of shops including a supermarket, bank and post office, hotels, health centre, dentist, golf course, tennis club and squash club. The town is well known for Dollar Academy which is a private coeducational school that takes primary and secondary day pupils and boarders. The town of Kinross is approximately 5 miles away and offers local services including several banks, a post office, a range of shops as well as Sainsbury's supermarket. Riverbank lodges already has full planning permission and

architect drawings for an executive four bedroom family home, although this could be altered to suit any individual requirements. This available plot in the development comes with a south facing rear garden. Riverbank lodges is an area of rural countryside within the centre of the village, this feels like no ordinary location. Conventional thinking would not suggest that only three houses would be built on this small development. Each property sits in sizeable plots. Internally these houses include design features not commonly associated with traditional country homes like galleries, hallways with sweeping staircases, vaulted ceilings, mezzanine levels overlooking reception rooms and covered patio areas with external fireplace.

This development is truly unique not only in the house designs and location but the opportunity is also available for you to create a very bespoke home to your personal design and specification. Close to all major motorway networks with both M8 and M9 motorways only a five-minute drive, Riverbank really is close to everywhere while offering a feeling of rural living in the beautiful unspoilt countryside.



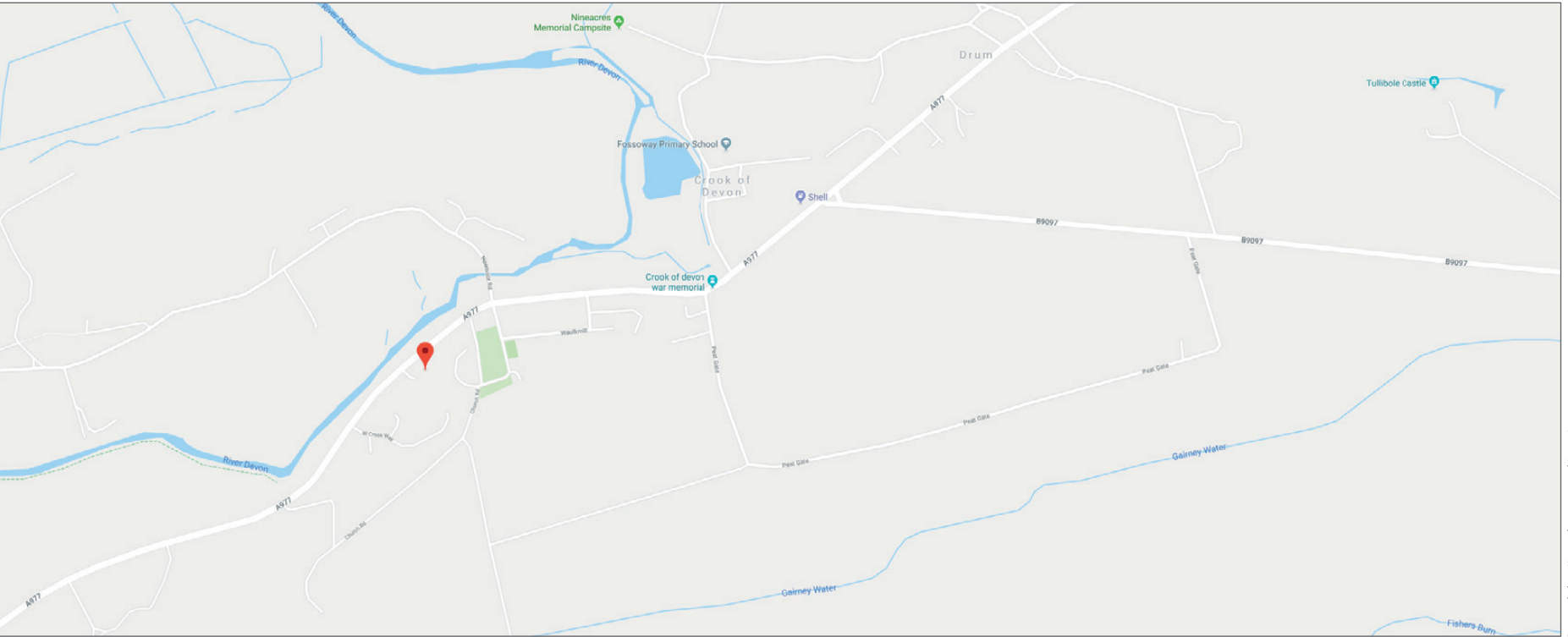


Image credit: <https://www.dumfries.gov.uk/infocentre/infocentre.aspx?infocentreid=10>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Layout graphics and design
EAMONN MULLANE
 Designer